

SP # 320,000.00
DSB 2,240.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-04016TL
Parcel No.: R10024-088

Inst: 202412009499 Date: 05/07/2024 Time: 3:53PM
Page 1 of 1 B: 1513 P: 2751 James M Swisher Jr, Clerk of Court
Columbia, County, By: V
Deputy Clerk Doc Stamp-Deed: 2240.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 3rd day of May, 2024, by **CORIE ELOISE REGISTER F/K/A WILLIAM COREY REGISTER** and **SAMANTHA R. REGISTER, HUSBAND AND WIFE**, hereinafter called the Grantors, to **RODNEY K. SMITH and KATHRYN JEAN SMITH, HUSBAND AND WIFE**, whose post office address is **1111 SW BOBCAT DRIVE, FORT WHITE, FL 32038**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lots 88 and 89, SASSAFRAS ACRES, according to the Plat thereof, recorded in Plat Book 4, Page 8, of the Public Records of Columbia County, Florida.

GRANTORS STATE THAT SINCE ACQUIRING TITLE TO THE ABOVE DESCRIBED LAND, THE TAXES THEREON HAVE BEEN ASSESSED IN THEIR NAMES AND PAID THEREBY AND THAT THE CURRENT OWNER HAS BEEN IN OPEN, NOTORIOUS AND EXCLUSIVE POSSESSION OF THE LAND AND THAT NO OTHER PERSON HAS ASSERTED ANY RIGHT OR CLAIM TO POSSESSION OF THE LAND.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

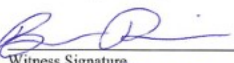
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: PATRICIA LANG
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055

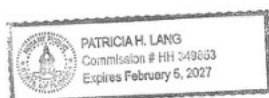

Name: CORIE ELOISE REGISTER L.S.
Address: 1111 SW BOBCAT DRIVE, FORT WHITE, FL 32038

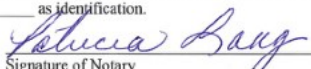

Witness Signature
Printed Name: Brooke Barron
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055


Name: SAMANTHA R. REGISTER L.S.
Address: 1111 SW BOBCAT DRIVE, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of May, 2024, by CORIE ELOISE REGISTER and SAMANTHA R. REGISTER, who are personally known to me or who have produced Driver's License as identification.




Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27